



**AGENDA OF THE REGULAR SESSION
CITY OF AUBURN
HISTORIC DESIGN REVIEW COMMISSION
1225 LINCOLN WAY, AUBURN, CA 95603**

**October 1, 2013
6:00 PM**

Historic Design Review Commissioners

Matt Spokely, Chairman
Roger Luebke
Fred Vitas
Nick Willick
Lisa Worthington
Liz Briggs
Cindy Combs
Terry Green
Kathryn Kratzer-Yue

City Staff

Will Wong, Community Development Director
Lance E. Lowe, AICP, Associate Planner

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

None

IV. PUBLIC COMMENT

This is the time provided so that persons may speak to the Commission on any item not on this agenda. Please make your comments as brief as possible. The Commission cannot act on items not included on this agenda; however, the items will be automatically referred to City staff.

V. PUBLIC HEARING ITEMS

- A. HISTORIC DESIGN REVIEW – 1223 HIGH STREET (LAW OFFICES) – FILE HDR 13-09.** The applicant requests Historic Design Review Commission approval for the re-painting of an office building located at 1223 High Street.

VI. COMMISSION BUSINESS

- A.** Historic Design Review Commission Powers and Duties Ad Hoc Committee(s) to provide status updates.

VII. COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
- B. Future Historic Design Review Commission Meetings
- C. Reports

VIII. HISTORIC DESIGN REVIEW COMMISSION REPORTS

The purpose of these reports is to provide a forum for Historic Design Review Commissioners to bring forth their own ideas to the Commission. No decisions are to be made on these issues. If a Commissioner would like formal action on any of these discussed items, it will be placed on a future Commission agenda.

IX. FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

Historic Design Review Commissioners will discuss and agree on items and/or projects to be placed on future Commission agendas for the purpose of updating the Commission on the progress of items and/or projects.

X. ADJOURNMENT

Thank you for attending the meeting. The Historic Design Review Commission welcomes your interest and participation. If you want to speak on any item on the agenda, as directed by the Chair, simply go to the lectern, give your name, address, sign in and speak on the subject. Please try to keep your remarks to a maximum of five minutes, focus on the issues before the Historic Design Review Commission and try not to repeat information already given to the Commission by a prior speaker. Always speak into the microphone, as the meeting is recorded on tape. It is the policy of the Commission not to begin consideration of a project after 10:00 PM. Such projects will be continued to the next meeting.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the Community Development Department during normal business hours.



CITY OF AUBURN

Staff Report

Historic Design Review Commission

Meeting Date: October 1, 2013

Prepared by: Lance E. Lowe, AICP, Associate Planner

ITEM NO.
V-A

**ITEM V-A: HISTORIC DESIGN REVIEW – 1223 HIGH STREET (LAW OFFICES)
– FILE HDR 13-09.**

REQUEST: The applicant requests Historic Design Review Commission approval for the re-painting of an office building located at 1223 High Street.

RECOMMENDED MOTION (APPROVAL):

- A. Adopt HDRC Resolution No. 13-11 as presented, or as modified by the Historic Design Review Commission, for the re-painting of the office building as illustrated in **Exhibit B**.

ALTERNATIVE MOTION (DENIAL):

- B. Direct staff to amend Resolution No. 13-11 as presented for denial of the proposed repainting, based upon substantial evidence in the public record, for the property located at 1223 High Street.

BACKGROUND:

Applicant/

Owner: Jeff Ambrosia; (916) 316-5063

Location: 1223 High Street (**Attachments 1 & 2**)

Assessor's Parcel Number: 004-062-041

Lot Size: ±15,158 square feet

Project Site:

Zoning: Office Building (OB)

Existing Land Use: Offices

Surrounding Zone Districts:

North: OB

South: OB

East: C-2

West: OB

Surrounding Land Uses:

North: Offices

South: Residential

East: Residential

West: Offices

HISTORY:

The former building located at 1223 High Street was identified in the City's Historic Resources Inventory of 1986. The Historical Resources Survey notes that since the survey, a new 2 story office building has been erected. Accordingly, the 2 story building is not recognized as having any historical significance individually or to the Downtown Historic District (**Attachment 3**).

PROJECT DESCRIPTION:

The applicant requests Historic Design Review Commission approval to repaint the building at 1223 High Street. The two story office building is located in the Downtown Historic District. The existing colors consist of a tan field color with forest green trim and fascia (**Attachment 4 – Site Photographs**). The applicant proposes to repaint the building with Kelly-Moore Malibu Beige Field Color with Bone trim and Sequoia Redwood fascia (**Exhibit B – Proposed Paint Color Scheme**).

ANALYSIS:

The *Department of the Interior Standards* recommends paint colors that are consistent with the City's *Historic Preservation Architectural Design Guidelines*. According to the *Historic Preservation Architectural Design Guidelines*:

“colors used should be true, not synthetic (artificially or chemically created) colors and should be consistent with the architectural period and be harmonious with colors used on neighboring buildings.” “A good guide is to use colors on façade planes that are pale or neutral (except when brick is used) with an emphasis on deeper earthen colors as accent. Generally, no more than three colors should be used, including a main and two accent colors.”

In review of the applicant's request to repaint the apartment building, it is staff's opinion that colors are true colors consistent with the *Historic Preservation Architectural Design Guidelines*. Moreover, it is staff's opinion that the applicant's proposed color scheme is consistent with the architectural of the building and “harmonious with colors used on neighboring buildings”.

As proposed, it is staff's opinion that the colors are of high quality; are compatible with the character of the Downtown Historic District, enhance the structure and area and are consistent with the *Historical Preservation Architectural Design Guidelines*. Based on the aforementioned, staff recommends approval of the exterior painting, as proposed.

ENVIRONMENTAL DETERMINATION:

This application was reviewed pursuant to the Auburn Municipal Code and the California Environmental Quality Act (CEQA) and was determined to be Categorical Exempt under Section 15311 (Minor Alterations) of the CEQA Guidelines.

ATTACHMENTS:

1. Vicinity Map
2. Aerial Photograph
3. Historical Resources Survey dated 1986
4. Site Photographs

EXHIBITS:

- A. HDRC Resolution 13-11
- B. Proposed Kelly-Moore Paint Scheme



ATTACHMENTS

1223 High Street



1223 High Street



HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR **ATTACHMENT 3**
UTM: A 10/667100/4306695
C _____ D _____

IDENTIFICATION

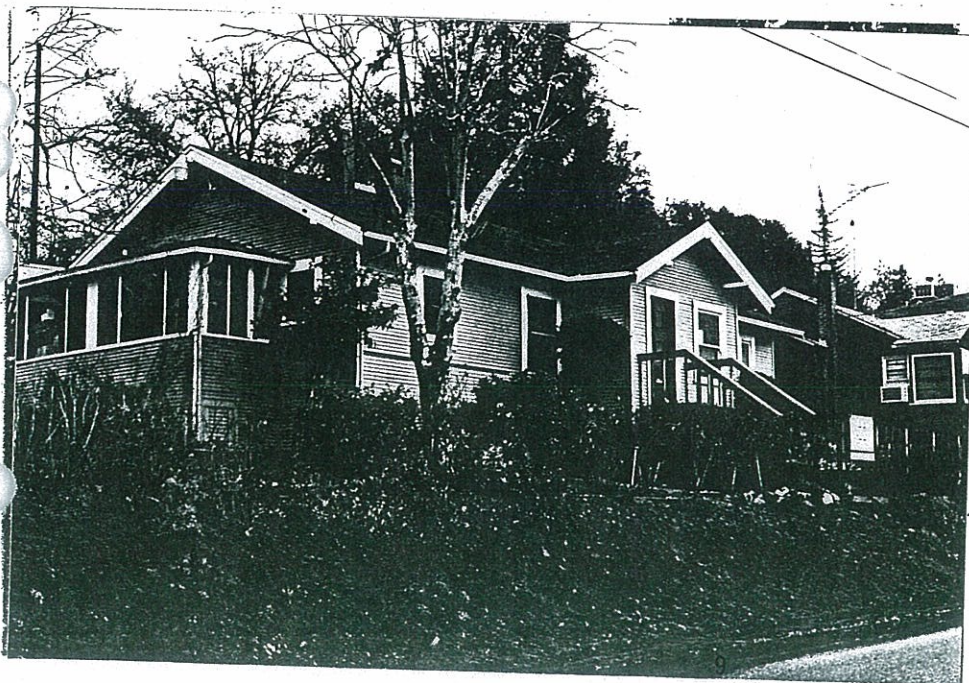
1. Common name: _____
2. Historic name: _____
3. Street or rural address: 1223 High Street
City Auburn Zip 95603 County Placer
4. Parcel number: 004-062-23
5. Present Owner: Randy McClain & Gary Fitzpatrick Address: 1223 High Street
City Auburn Zip 95603 Ownership is: Public _____ Private X
6. Present Use: Law Office Original use: _____

DESCRIPTION

7a. Architectural style:

7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

1223 High Street is a one-story bungalow constructed in a cross shape design with a full screened and glassed porch. The building has a gabled composition roof and narrow clapboard siding. Rafters are exposed and gable ends have an attached undecorated barge board. At the back is a small carriage house/garage with an extended screened building behind the garage area. Plain wide molding enhances numerous windows.



8. Construction date:
Estimated 1910 Factual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
Jan. 1986

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: A redwood entry walk has been added.
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up X
Residential X Industrial ___ Commercial X Other: ___
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: ___
17. Is the structure: On its original site? ___ Moved? ___ Unknown? X
18. Related features: Large lot; old sycamore and redwood trees.

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

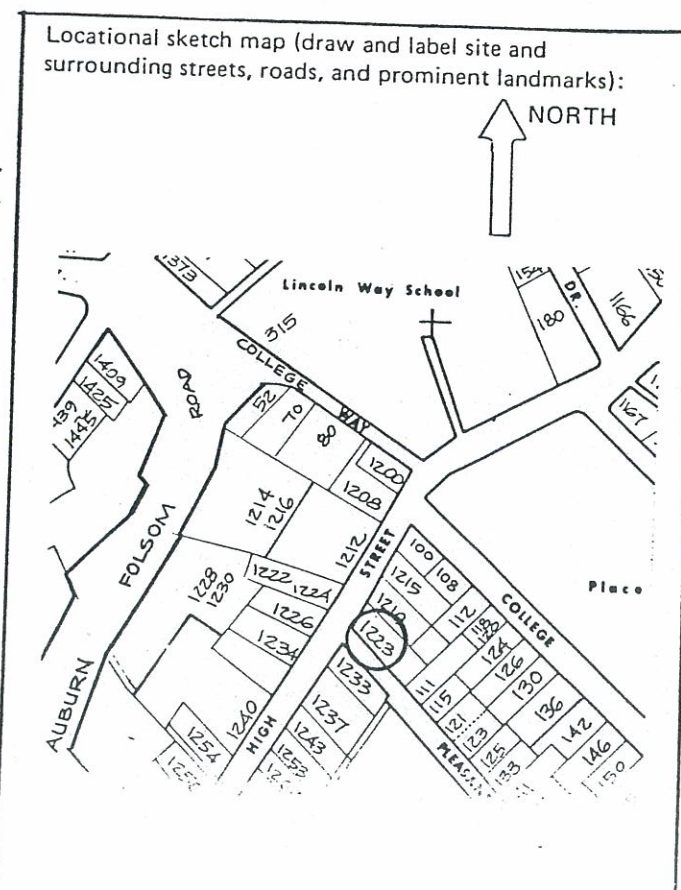
Two, old, barn-like structures at the back appear to be a part of the property at 1223 High Street which is an older home converted into office space. Since the survey was done on this building, a new 2½ story law office building has been erected on the front of the property. A B. Blodger is listed as a previous owner.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture 1 Arts & Leisure ___
Economic/Industrial ___ Exploration/Settlement ___
Government ___ Military ___
Religion ___ Social/Education ___

21. Sources (List books, documents, surveys, personal interviews and their dates).

City of Auburn Subdivision & Tract Map Book

22. Date form prepared Oct. 3, 1986
By (name) Luella Edlund
Organization Historic Survey
Address: 1103 High Street
City Auburn Zip 95603
Phone: 823-4244





ATTACHMENT 4

1 of 2

View looking south from High Street



2 of 2

View looking east from College Way

EXHIBITS



EXHIBIT A

HISTORIC DESIGN REVIEW COMMISSION RESOLUTION NO. 13-11

HIGH STREET OFFICES (1223 HIGH STREET) – FILE HDR 13-09

Section 1. The City of Auburn Historic Design Review Commission held a public hearing at its regular meeting of October 1, 2013 to consider a request for Historic Design Review Permit for property located at 1223 High Street (High Street Offices) - **File HDR 13-09**

Section 2. The City of Auburn Historic Design Review Commission has considered all of the evidence submitted into the administrative record which includes, but is not limited to:

1. Agenda report prepared by the Community Development Department for the October 1, 2013 meeting.
2. Staff presentation at the public hearing held on October 1, 2013.
3. Public comments, both written and oral, received and/or submitted at or prior to the public hearing, supporting and/or opposing the applicant's request.
4. All related documents received and/or submitted at or prior to the public hearing.
5. The City of Auburn General Plan, Zoning Ordinance, Historic Preservation Architectural Design Guidelines, and all other applicable regulations and codes.

Section 3. In view of all of the evidence, the City of Auburn Historic Design Review Commission finds the following:

1. The project is Categorically Exempt from the California Environmental Quality Act (CEQA) per Section 15301 (Existing Facilities).
2. The project is consistent with the Historic Preservation Architectural Design Guidelines.

Section 4. In view of all of the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission hereby approves the Historic Design Review Permit for the High Street Offices (File HDR 13-09) subject to the following conditions:

1. The project is approved subject to **Exhibit B** on file in the Community Development Department. Minor modifications may be approved subject to review and approval by the Community Development Director.
2. The final color selection shall be consistent with **Exhibit B**, which colors shall be from the Historic Color Palette supplied by paint companies such as Benjamin Moore, Kelly-Moore, Sherwin-Williams and others.
3. The approval date for this project is **October 1, 2013**. This project is approved for a period of two (2) years and shall expire on **October 1, 2015** unless the project has been effectuated or the applicant requests a time extension that is approved by the Historic Design Review Commission pursuant to the Municipal Code.

4. The City has determined that City, its employees, agents and officials should, to the fullest extent permitted by law, be fully protected from any loss, injury, damage, claim, lawsuit, expense, attorneys fees, litigation expenses, court costs or any other costs arising out of or in any way related to the issuance of this [permit], or the activities conducted pursuant to this [permit]. Accordingly, to the fullest extent permitted by law, [Applicant] shall defend, indemnify and hold harmless City, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorneys fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, the issuance of this [permit], or the activities conducted pursuant to this [permit]. Applicant shall pay such obligations as they are incurred by City, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the City reasonably determines necessary to protect the City from exposure to fees, costs or liability with respect to such claim or lawsuit.

Section 5. In view of all the evidence and based on the foregoing findings and conclusions, the City of Auburn Historic Design Review Commission, upon motion by Commissioner _____ and seconded by Commissioner _____ hereby approves Historic Design Review 13-09, subject to the conditions listed above and carried by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

PASSED, APPROVED AND ADOPTED this 1st day of October, 2013

Chairman, Historic Design Review Commission
of the City of Auburn, California

ATTEST: _____
Community Development Department

Ambrosia Properties
 1223 High Street
 Auburn, CA 95603

EXHIBIT B



Body Kelly-Moore - Malibu Beige
 Trim Kelly-Moore - Bone
 Facia Kelly-Moore - Sequoia Redwood

